

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 4, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Dean O'Driscoll of Christ Church Cathedral, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there was one matter to be considered 'In Camera' later this day.

MOVED by Ald. Sweeney

SECONDED by Ald. Bowers

That the Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the Minutes of the Special Council Meeting (Court of Revision) of October 23, 1975, the Minutes of the Special Council Meeting (Adjourned Public Hearing) of October 23, 1975, together with the Minutes of the Regular Council Meeting (including the 'In Camera' portion of October 28, 1975) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Use of P.N.E. Rental Funds.

Council had before it a communication from the Park Board, dated October 27, 1975, advising of the following resolution of the Board with respect to the use of P.N.E. Rental funds:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Use of P.N.E. Rental Funds (Cont'd)

"THAT staff, through the Planning & Operations Committee, prepare lists of suggested projects totalling \$267,000 for 1975, and \$500,000 for 1976, to be discussed with the local citizens."

MOVED by Ald. Volrich

THAT Council acknowledge receipt of the Park Board letter and advise the Park Board that it is in accord with the Board proceeding along the lines indicated.

FURTHER THAT suggested projects be referred to Council for consideration and approval.

- CARRIED UNANIMOUSLY

Kitsilano Railroad Right-of-Way

Council noted a letter from Mr. J.D. Lowden of Marathon Realty Company Ltd., requesting to appear this day on the matter when the report on the Kitsilano Railroad Right-of-Way is before Council.

MOVED by Ald. Harcourt

THAT the request of Marathon Realty be granted, and the delegation be heard later this day when the report is before Council.

- CARRIED UNANIMOUSLY

Craftsmen's Association of British Columbia - Grant Request.

In a letter dated October 31, 1975, the Craftsmen's Association of British Columbia requested Council's consideration to fund a special 'Award of Excellence' to be awarded at its exhibition November 17 to 29, 1975. The piece awarded this prize will be exhibited at the Habitat Craft Festival next May and June.

MOVED by Ald. Marzari

THAT Council approve a grant of \$100.00 towards the Craftsmen's Association of British Columbia's 'Award of Excellence'.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Bird and Volrich opposed)

Fire By-laws and Apartment Buildings

The Rental Housing Council of B.C. in a letter dated November 3, 1975, requested to appear as a delegation on November 18, 1975 when the Standing Committee on Housing and Environment's report on 'Fire By-law Upgrading outside the Core Area' is before Council.

MOVED by Ald. Harcourt

THAT the request of the Rental Housing Council of B.C. to appear as a delegation on November 18, 1975, with respect to the report on 'Fire By-law Upgrading Outside the Core Area' be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)Development Permit Application:  
Corner of Wall and Nanaimo Streets.

Council had for consideration the following memo dated November 3, 1975, from Mayor Phillips:

"I am attaching a copy of a letter from Mr. Peter Kennedy concerning the issuance of a development permit for the construction of a 12-storey apartment complex at the corner of Wall and Nanaimo Streets.

This area, which is bounded by Nanaimo, Wall, the lane north of Hastings and Semlin Street, has many similarities to Cornwall Street in Kitsilano and it would seem to me to make sense to re-zone the area to RM-3A.

I THEREFORE RECOMMEND that Council instruct the Planners to apply for such re-zoning and that they withhold the issuance of any development permits that do not conform. "

MOVED by Ald. Volrich

THAT the Director of Planning be instructed to make application for re-zoning of the area bounded by Nanaimo, Wall, the lane North of Hastings and Semlin Street, and to submit this application to a Public Hearing.

FURTHER THAT the Director of Planning enter into negotiations with the developer with respect to a re-design of the development in view of the proposed re-zoning.

- CARRIED UNANIMOUSLY

Grandview-Woodland Area Planning Program.

The West Grandview Property Owners' Association submitted a request, undated, to appear at an evening meeting of Council on the Grandview-Woodland Area Planning Program. It was noted that Council, on October 21, 1975, when dealing with a report from the Standing Committee on Planning and Development on this matter, moved:

"THAT the Standing Committee on Planning and Development review the work program of the Planning Department with particular reference to the Grandview-Woodland Area Planning Program."

MOVED by Ald. Kennedy

THAT the West Grandview Property Owners' Association be advised that they may attend the following related meetings if they so wish:

- a) The Standing Committee on Planning and Development, when the Committee will be reviewing the Grandview-Woodland Area Planning Program:
- b) The Public Hearing to rezone the area bounded by Nanaimo, Wall, the lane North of Hastings and Semlin Street:
- c) A night meeting of Council.

FURTHER THAT the Grandview-Woodland Area Council and Steering Committee be advised of these meetings and given the opportunity to attend if they so wish.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Demolition Application:  
1035 West 13th Avenue.

Council noted a letter, dated November 3, 1975, from Horst Dammholz Realty Limited, requesting to appear as a delegation on the above matter, when the report is before Council later this day.

MOVED by Ald. Rankin

THAT the delegation request from Horst Dammholz Realty Limited, to appear before Council later this day when the matter of the demolition application in respect of 1035 West 13th Avenue is considered, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL  
 REPORT  
OCTOBER 31, 1975

Works and Utility Matters  
(October 31, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl.1. Lease of portion of S.W. Marine Dr., East of MacDonald St. abutting Lot 3, Block 6, D.L.315, Plan 6938.
- Cl.2. Watermain Installations - 1975 Capital Budget.
- Cl.3. Revised Disposal Rates.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Bird

THAT the recommendations of the City Manager contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters  
(October 31, 1975)

Request for Health Department  
 Participation in a Trial of a  
New Vaccine. (Clause 1)

The Medical Health Officer advised that word 'unproved' in the first paragraph of this report should read 'improved'.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(October 31, 1975)

The Council considered this report which contains seven clauses, identified as follows:

- Cl.1. Rezoning Application: South side of W.15th Avenue - West of Montcalm Street.
- Cl.2. Rezoning Application: 148 South Penticton Street
- Cl.3. Letter received from Tenth Avenue Alliance Church Re: Champlain Heights - Areas E & F.
- Cl.4. Cedar Cottage N.I.P. Appropriation: Grandview Community Centre Nursery School.
- Cl.5. Feasibility of City Owned and Operated Relocation Houses.
- Cl.6. Rezoning Application: S.E. Corner of 40th Avenue and Dunbar.
- Cl.7. Rezoning Application: Kitsilano Point Right-of-Way, Area between Arbutus Street and Chestnut Street, North of Cornwall Avenue.

The Council took action as follows:

Rezoning Application:  
 South Side of W.15th Avenue -  
 West of Montcalm Street.  
(Clause 1)

MOVED by Ald. Marzari  
 THAT the recommendation of the City Manager, contained in this clause, be approved.  
 - CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Volrich  
 THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.  
 - CARRIED UNANIMOUSLY

Cedar Cottage N.I.P.Appropriation  
 Grandview Community Centre Nursery School.  
(Clause 4)

MOVED by Ald. Marzari  
 THAT the recommendation of the City Manager, contained in this clause, be approved.  
 - CARRIED UNANIMOUSLY

Feasibility of City Owned and  
 Operated Relocation Houses.  
(Clause 5)

MOVED by Ald. Bowers  
 THAT the recommendations of the City Manager, contained in this clause, be approved.  
 - (carried)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(October 31, 1975) (Cont'd)

Feasibility of City Owned and  
Operated Relocation Houses.  
(Clause 5) (Cont'd)

MOVED by Ald. Rankin (in amendment)

THAT the present policy with respect to relocation be amended by changing item (iii) to read as follows:

'that City staff provide relocation assistance which shall include relocation centres.'

- LOST

(Ald. Bird, Bowers, Boyce, Marzari, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Kennedy opposed)

Rezoning Application:  
S.E. Corner of 40th Avenue and Dunbar.  
(Clause 6)

Mr. McCrum, a resident of the area, addressed Council and re-iterated the residents' request that the lots in question be immediately re-zoned to RS-1 - One-family dwelling district.

MOVED by Ald. Rankin

THAT the Director of Planning be instructed to submit an application to rezone the S.E. Corner of 40th Avenue and Dunbar, Lots 44 and 43, Block 14, D.L.2027, to RS-1 One-family dwelling district, to the Public Hearing scheduled for December 9, 1975.

- CARRIED

(Ald. Cowie opposed)

Rezoning Application: Kitsilano Point  
Right-of-Way, Area between Arbutus and  
Chestnut Streets, North of Cornwall Avenue  
(Clause 7)

As agreed earlier this day, Mr. J.D. Lowden of Marathon Realty Company Ltd., addressed Council. He advised that Marathon Realty would not be willing to assume 100% of the cost of undergrounding the B.C. Hydro power lines. He indicated his Company is willing to share with B.C. Telephone Co., the cost of undergrounding their services on this site, as well as sharing the cost of sewer construction, and to deed one of the lots on this site to the City for community use.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(October 31, 1975) (Cont'd)

Rezoning Application: Kitsilano  
Point Right-of-Way.  
(Clause 7) (Cont'd)

MOVED by Ald. Bird

THAT the application by Marathon Realty Company Ltd., and related information be submitted to the Public Hearing, it being understood, should the rezoning be approved, that prior to enactment of the by-law, in addition to other conditions referred to in the report of the Director of Planning, Marathon Realty be required to pay all of the municipal share of undergrounding the B.C. Hydro pole line.

- (carried)

MOVED by Ald. Bowers (in amendment)

THAT the municipal share of underground the B.C. Hydro pole line be shared on a 50/50 basis between the City and Marathon Realty Company Ltd.,

- LOST

(Ald. Bird, Boyce, Kennedy, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Marzari

THAT consideration of this clause be deferred, and the Director of Finance be instructed to enter into negotiations with Marathon Realty Company Ltd., on this application.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney,  
Volrich and the Mayor opposed)

The amendment and the motion to defer having lost, the motion by Alderman Bird was put and CARRIED

(Ald. Bowers, Cowie and Harcourt opposed)

MOVED by Ald. Rankin

THAT this report be referred to the Director of Finance for report back on the present value of this site, and what the value of the site would be if Marathon Realty's application for rezoning were approved.

- CARRIED

(Ald. Bowers opposed)

- - - - -

Council recessed at approximately 4:00 p.m.  
and, following an 'In Camera' meeting in  
the Mayor's office, reconvened in open session  
in the Council Chamber at 4:25 p.m., with the  
same members present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(October 31, 1975)

The Council considered this report which contains six clauses, identified as follows:

- Cl.1. Local Improvement Taxes: Hospitals.
- Cl.2. Block 42 Parking Facilities - Provisional Rental.
- Cl.3. Domestic Animal Protection Act.
- Cl.4. Orpheum Theatre - Federal Grant Agreement.
- Cl.5. Demolition Control Legislation.
- Cl.6. Senior Citizens' Housing - Real Property Taxation.

The Council took action as follows:

Clause 1.

MOVED by Ald. Sweeney

THAT the recommendation of the City Manager contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Volrich

THAT the recommendations of the City Manager contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Demolition Control Legislation  
(Clause 5)

MOVED by Ald. Volrich

- 1) THAT the recommendation of the City Manager contained in this clause, be approved.
- 2) THAT item 3 of Council's resolution of October 21, 1975 be amended to read as follows:

"THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, based on the square footage of such accommodation that was demolished without such permit; and that such penalty may be recovered in the same manner as real property taxes."

(underlining denotes amendment)

- 3) THAT the Director of Legal Services bring forward to the next meeting of Council, a regulatory by-law with respect to demolition control, based on the proposed Charter amendment.

- CARRIED UNANIMOUSLY



CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(October 31, 1975) (Cont'd)

Senior Citizens' Housing -  
Real Property Taxation. (Clause 6)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
(November 3, 1975)

Amendments to the Sign By-law.

The City Manager submitted the following report of the Director of Planning:

"The Sign By-Law requires amendment to reflect the recent changes or proposed changes to the Zoning and Development By-Law.

The affected Zoning and Development By-Law District Schedules are:

- West End District
- Downtown District
- C3A Commercial District (Broadway, Vine to Prince Albert Streets)
- Downtown East Side

It is RECOMMENDED THAT:

- (a) The required amendments to the Sign By-Law be prepared and submitted direct to a Public Hearing.
- (b) Any sign application received and not in conformity with the proposed amendments be reported to Council. "

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)C. Manager's Report  
(October 31, 1975)Demolition Control.

The City Manager submitted the following report of the Director of Permits and Licenses:

"City Council on October 21, 1975 approved the recommendation of the City Manager contained in his report on demolition controls.

At the moment we have 18 applications involving 38 buildings which have been processed and under the previous policy would have been issued. In view of the additional control procedures Council wishes to adopt, the applications are being referred for Council's Consideration and instructions on whether to issue the permits or not. Each of the buildings has been inspected with the following being found:-

The 38 buildings are comprised:-

- 10 One Family Dwellings
- 5 Two Family Dwellings
- 19 Multiple Occupancies
- 3 Residential/Commercial
- 1 Apartment

which are comprised of:-

- 74 Dwelling Units
- 52 Housekeeping Units
- 3 Housekeeping Rooms
- 29 Sleeping Rooms

Of the 158 units, 146 are considered to be of good quality, 11 fair and are inhabited by 145 persons. Sixty-eight units are vacant; seventeen buildings are considered to be of good quality; 14 fair and 6 poor. Thirteen sites are considered good, or tidy, 24 fair and 1 as being untidy.

The attached chart shows the above noted information in detailed form in relation to the addresses concerned. It also shows the opinion of the Department regarding possible disposition of the premises. This is presented in the far right column and eleven premises are recommended to be demolished, and the remaining to be considered by Council. This recommendation to demolish is based on the general condition of the building, whether it is capable of being rehabilitated and the present occupancy.

The Director of Permits & Licenses RECOMMENDS that the Demolition Permits be issued for the following addresses:-

- 1769-73 Davie Street
- 1349 E. 3rd Avenue
- 1353 E. 3rd Avenue
- 1352 Grant Street
- 808 E. 8th Avenue
- 816 E. 8th Avenue
- 1543 Maclean Drive
- 436 West 16th Avenue
- 624 West 10th Avenue
- 646 West 10th Avenue
- 2028 West 3rd Avenue

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Demolition Control (Cont'd)

Further, the Director of Permits & Licenses submits the remaining 27 premises for the CONSIDERATION of Council as to whether demolition permits should be issued at this time, or when the criteria mentioned in paragraph 4 is met."

The City Manager submits the foregoing report for the CONSIDERATION of Council and RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

As agreed earlier, Council heard representation from Ms.R. Winsor, of Horst Dammholz Realty Limited. She requested permission to demolish the building at 1035 West 13th Avenue, and indicated that application has been made for a development permit.

MOVED by Ald. Volrich

THAT consideration of the demolition permits listed in the City Manager's report be deferred until the proposed demolition control regulatory by-law is before Council, and in the meantime no demolition permits be issued by the City:

FURTHER THAT the Director of Permits and Licenses submit a further report to Council in line with the proposed Charter amendment re demolition control legislation.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney and the Mayor opposed)

D. Manager's Report  
(October 31, 1975)

Rezoning Application:  
North Side of 2500 East 22nd Avenue.

The City Manager submitted a report of the Director of Planning on an application from K.G. Terris, Architect on behalf of the Penticton Plaza Co-operative Housing Association.

The report contained - Site Description, Background, Details of the Proposed Development and Analysis of the Development and concluded with the following recommendations:

"That a final recommendation on the application be deferred until after the Planning Department holds a Public Information Meeting with the applicant and the residents to explain the need for housing, the rezoning application and discuss their concerns of the proposed scheme of development.

And further that the Planning Department, following the Public Information Meeting, report a final recommendation to Council prior to a referral to a Public Hearing."

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Rezoning Application:

North Side of 2500 East 22nd Avenue (Cont'd)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report  
(October 31, 1975)

South Cambie - Riley Park Community  
Resources Board Election Task Force

The City Manager submitted the following report of the City Engineer:

"A communication dated October 23, 1975, has been received from Mr. D. Coffey and Mr. N. Jennings of the South Cambie - Riley Park Task Force. On behalf of the organization and in connection with their election of officers, the writers ask permission to hold a parade, use a sound truck, distribute handbills and be provided with a police escort for the event.

In discussion with the applicants, we are advised that they only intend to operate a sound truck. Therefore, there is no parade per se to be considered and no special traffic control measures required. On our advice respecting the By-law, the applicants have also revised their request to distribute handbills and this will now only be done at the related Community Centres. The Police advise that it is not their policy to provide escorts for such events and the applicants have been so advised.

The proposal now, is to operate a sound truck from Douglas Park Community Centre west on 22nd Avenue to Oak Street, south on Oak Street to King Edward Avenue, east on King Edward Avenue to Main Street, south on Main Street to 33rd Avenue, west on 33rd Avenue to Ontario Street and north on Ontario Street to Riley Park Community Centre. It is anticipated that, depending on weather conditions, they will commence around 2:00 p.m. and finish around 5:00 p.m. on Saturday, November 15, 1975.

Therefore, by further communication received on October 30, 1975, the request has been amended to embrace only the use of a sound truck.

While there is no objection to the proposal from a Police or Engineering standpoint; permission to operate a sound truck can only be given by City Council per Section 81 (4) of the Street and Traffic By-law."

The City Manager submits the matter to Council for CONSIDERATION.

MOVED by Ald. Bowers

THAT the South Cambie - Riley Park Community Resources Board Election Task Force be not granted permission to operate a sound truck on Saturday, November 15, 1975.

- CARRIED

(Ald. Harcourt, Marzari, Rankin and the Mayor opposed)

STANDING COMMITTEES AND OTHER REPORTSI. Report of Standing Committee  
on Planning and Development  
(October 23, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl.1. Central Broadway Urban Design Study.
- Cl.2. Economic Alternatives of Preserving Heritage Buildings.
- Cl.3. Status of Outstanding Rezoning Applications.

The Council took action as follows:

MOVED by Ald. Bowers

THAT recommendation 1 of the Committee as contained in this clause, be approved.

- CARRIED

(Ald. Bird and Kennedy opposed)

MOVED by Ald. Bowers

THAT recommendation 2 of the Committee be approved, after amendment to read as follows:

'THAT the Planning Department edit the consultant's report having regard to comments received from the public and other civic departments and thereafter prepare firm development policy recommendations for endorsement by the Committee. In the meantime the unedited consultant's report not be distributed further.'

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT recommendation 3 of the Committee contained in this clause, be approved.

- CARRIED

(Ald. Bird opposed)

Clauses 2 and 3.

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in clause 2 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Finance and Administration  
(October 23, 1975)

1975 Tax Billing.  
(Clause 1)

MOVED by Ald. Volrich

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)III. Illegal Suites - Hardship Cases  
(October 31, 1975.)

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of October 31, 1975:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Heather D. Boychuk (tenant), 3424 Euclid Street  
Herbert Herrmann (tenant), 3895 Glendale Street  
Mary Jane DeGuerre (tenant), #6 - 6128 Chester Street  
Carol Bell (tenant), 2375 West 35th Avenue  
Morris Gohen (tenant), 2247 Oxford Street  
Lau Wai Chuen (tenant), 1354 East 18th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Sada and Sita Nand (owners), 1339 East 33rd Avenue  
Lynn Marie Alexander (tenant), 2109 West 35th Avenue  
Michael Seifert (tenant), 2048 West 48th Avenue  
David Booth (tenant), 875 West 15th Avenue  
Ross and Sharman Y. Munro (tenants), 2445 West 8th Avenue  
Ram Lochan (owner), 2735 Napier Street  
Richard W. Young (tenant), 3605 West 8th Avenue  
Abdul and Bibi Gaffar (owners), 165 S. W. Marine Drive  
Sheban Ali (tenant), 1791 East 41st Avenue  
Roger Irvine (tenant), 3707 West 2nd Avenue  
Vaughan Rollins (tenant), 3537 West King Edward  
Johannes A. Koomen (tenant), 4538 West 15th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Peter & Christine Byrne (tenants), 3470 East 2nd Avenue  
Tarlochan Singh & Joginder Ranu (owners), 87 East 64th Avenue  
Jose Simoes (owner), 5777 Wales Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Harcourt

THAT recommendations (a), (b), (c) and (d) contained in the foregoing report of the Committee of Officials - Hardship Cases, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

IV. Part Report of Standing Committee  
on Community Services.  
(October 30, 1975)

616 Club - Police Report  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause, be approved after amendment to read as follows:

"THAT the owners and operators of the 616 Club at 616 Robson Street appear before Council to show cause why their 1975 restaurant license and dining lounge license should not be suspended:

FURTHER THAT the Director of Permits and Licenses be instructed not to issue a license for this establishment in 1976 without first reporting to the appropriate Standing Committee of Council."

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

V. Part Report of Standing Committee  
on Housing and Environment.  
(October 30, 1975)

American Hotel - 928 Main Street.  
(Clause 1)

Alderman Harcourt, Chairman of the Committee advised that this hotel has changed hands and the new owner has submitted a Letter of Intent dated November 3, 1975, that he will upgrade and maintain the premises in a satisfactory condition. He, therefore, requested that the recommendations of the Committee contained in this clause be withdrawn. The Council so agreed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Cowie

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4299,  
BEING THE VEHICLES FOR HIRE BY-LAW.

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No.4450  
BEING THE LICENSE BY-LAW.

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No.3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW. (Downtown District)

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Rankin was excused from voting on this By-law)



BY-LAWS (Cont'd)

4. BY-LAW TO PROVIDE FOR AN OFFICIAL  
DEVELOPMENT PLAN FOR THE DOWNTOWN  
DISTRICT (DD)

MOVED by Ald. Sweeney

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

(Ald. Marzari opposed)

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Sweeney

SECONDED by Ald. Bowers

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

(Ald. Marzari opposed)

- CARRIED

(Ald. Rankin was excused from voting on this By-law)

MOTIONS

1. Information re Harbour Park Property.

MOVED by Ald. Kennedy

SECONDED by Ald. Boyce

THAT WHEREAS there have been a number of enquiries respecting the transfer of shares and assets to the City from Harbour Park Developments Limited;

AND WHEREAS it would appear to be in the interest of the City that such enquiries be properly answered with the facts relating thereto;

THEREFORE BE IT RESOLVED THAT the following information be made available to the public on request:

Council Minutes and Resolutions, including  
'In Camera' Minutes,

Administrative Documents, including City Manager  
and Department Head reports,

Agreements or Understandings,

And any other ancillary information,

all pertaining to the transfer of shares and assets to the City from Harbour Park Developments Limited.

- CARRIED UNANIMOUSLY

Cont'd.....

MOTIONS (Cont'd)Information re Harbour Park Property (Cont'd)

During discussion of this motion Alderman Kennedy referred to a delegation request from Mr. J.S. Shakespeare, Barrister & Solicitor, on behalf of Messrs. John Keith-King, architect, and John Stanzl, developer, with respect to their unsuccessful development proposal for the Harbour Park Site.

MOVED by Ald. Volrich

SECONDED by Ald. Boyce

THAT this delegation request be approved for the Council meeting on November 18, 1975.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSCity-owned lane at the rear  
of 554 East 15th Avenue.

Alderman Sweeney

referred to a letter he had received from Mr. Wayne Nelson with respect to a small piece of city-owned lane at the rear of 554 East 15th Avenue, and the difficulties Mr. Nelson has encountered in his efforts to purchase same.

The Mayor directed that the City Manager investigate Mr. Nelson's complaint for report back.

By-law re Body-rub Parlours

Alderman Boyce

queried the disposition of the proposed by-law to regulate Body-rub Parlours and similar establishments.

The Director of Legal Services advised that this would be forthcoming in the near future.

Hodson Manor

Alderman Cowie

requested a report on when Hodson Manor will again be occupied. The City Manager advised that he is still awaiting estimates with regard to final renovations to the building.

ENQUIRIES AND OTHER MATTERS (Cont'd)Seagate Manor

Alderman Bird

queried the status of Seagate Manor. The Mayor advised that the Director of Planning had submitted an application for RRAP funds as per Council's instructions. However, it appears that these funds will not be granted unless residential occupancy of the building can be guaranteed for fifteen years. The Mayor expects a report from the Director of Planning on this matter to the next meeting of Council.

The Council adjourned at 5:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 4, 1975, adopted on November 18, 1975.

A. Phillips  
MAYOR

E. A. Little  
CITY CLERK

Manager's Report, October 31, 1975 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of portion of S. W. Marine Dr., east of MacDonald St. abutting Lot 3, Block 6, D.L. 315, Plan 6938

The City Engineer reports as follows:

"The application has been received from the owner of Lot 3 amended to lease back the 10 foot wide portion of road which will be dedicated by a subdivision plan creating 2 parcels. The portion of road so dedicated will not be developed at this time.

I RECOMMEND that upon dedication of the 10 foot strip of Lot 3 amended for road that the portion of road so dedicated be closed, stopped up and leased to the abutting owners, subject to the following conditions.

- (a) The term of the lease to be 10 years with a 6 month notice of cancellation if the area is required for municipal purposes.
- (b) The rental to be a nominal \$10 for the term.
- (c) No structures to be erected on the lease area.
- (d) Agreements to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"To provide adequate fire protection to a Government Senior Citizen Housing Development north of 4th Avenue and West of Wallace Street, the following main replacements or extensions are required:

PROJECT 517

<u>Street</u>	<u>From</u>	<u>To</u>
2nd Avenue	Wallace Street	Dead end west
Wallace Street	2nd Avenue	4th Avenue
Point Grey Road	Highbury Street	Wallace Street

The estimated cost for this project is \$46,000.

I RECOMMEND that project 517 be approved and that \$46,000 be appropriated for this work from the 1975 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

3. Revised Disposal Rates

The City Engineer reports as follows:

"The rates currently in effect for the disposal of waste at the City's Sanitary Landfill were last adjusted in 1973. It is now necessary to revise the existing rates, to compensate for increases in operating costs due to inflation, wage increases and Pollution Control Branch requirements. The royalty charges to be paid to Delta Municipality are also taken into account.

Accordingly it is proposed that Schedule "A" Rates for Disposal of Refuse, By-law 4531 be revised as follows:

Clause 3 Cont'd

	<u>Present Rate</u> <u>1973</u>	<u>Proposed Rate</u> <u>1 January, 1976</u>
1. Disposal of Refuse		
Loads of 500 lbs. or less	\$0.50	\$0.75
Loads over 500 lbs. or less than 1,000 lbs.	\$0.90	\$1.50
Loads over 1,000 lbs.-less than 2,000 lbs.	\$1.80	\$3.00
Loads greater than 2,000 lbs., each 1,000 lbs. or portion thereof.	\$0.90	\$1.70
2. Load Pull-off per load	\$1.50	\$3.00
3. Unloading time		
First 30 minutes	no charge	no charge
Each additional 30 minutes or part thereof	\$2.00	\$3.00

The City Engineer RECOMMENDS that:

- a. The above disposal rate changes be approved, effective 1 January, 1976,
- b. The Director of Legal Services prepare the necessary by-law."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 383

Manager's Report, October 31, 1975 . . . . . (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Request for Health Department Participation  
in a Trial of a New Vaccine

The Medical Health Officer reports as follows:

"The Metropolitan Health Service of Greater Vancouver on behalf of Connaught Laboratories Limited is planning to undertake a clinical trial of a live measles vaccine. Although this new Connaught Live Measles Vaccine has given excellent results in clinical trials in other Centres, additional numbers are necessary before this unproved vaccine can be marketed.

The children would be given the vaccine and carefully followed by the project nurse, blood tests will be done later to assure that immunity is adequate.

It will be necessary to set up a special project to pursue this clinical trial. In discussions with Dr. E. W. Pearson, Medical Director Connaught Laboratories Limited, it is proposed that Connaught provide funds for a project staff to carry out the required trial involving 150 infants to be enrolled. This project needs to begin immediately to enroll approximately 40 infants prior to the year end. The project will be carried into Burnaby, Richmond, and the North Shore after the new year.

Total cost of the project has been assessed as follows:

	October 14, 1975 to December 31, 1975	January 1, 1976 to March 25, 1976
a. Personnel		
Community Health Nurse I (1 - ½ positions)	\$4,677.00	\$ 6,732.00
Clerk Typist II (½ position)	1,778.00	2,271.00
TOTAL SALARIES:	\$6,455.00	\$9, 003.00
b. Fringe Benefits at 12%	775.00	1,081.00
c. Stationery Supplies	250.00	300.00
d. Car Allowance	250.00	300.00
TOTAL SALARIES & MISCELLANEOUS	\$7,730.00	\$10,684.00
e. Administration & Overhead - 10%	773.00	1,068.00
NET COST	\$8,503.00	\$11,752.00

Connaught Laboratories Limited has confirmed in writing that this budget will be acceptable to them and indicates that any additional expense for personnel or supplies will be covered to the end of the project trial bearing in mind the difficulty in enrolling infants and very often the extension of the trial period. There will be no expense to the City of Vancouver concerning this project.

In view of the importance of this project, the Medical Health Officer recommends that the City of Vancouver agree to participate with the Connaught Laboratories in this study.

Clause #1 continued:

The Medical Health Officer RECOMMENDS that:

- (1) The Health Department be authorized to participate in the programme described above on the understanding that all expenses are fully recoverable from the Connaught Laboratories Limited;
- (2) Expenditure of funds be authorized subject to total recovery as arranged with Connaught Laboratories Limited in the following estimated amounts:

1975	\$ 8,503.00
1976	\$11,752.00
- (3) The Director of Personnel Services be authorized to establish the two temporary positions of Community Health Nurse I, and one Clerk Typist II, for a period commencing with approval of this Report and terminating at the conclusion of the project."

The City Manager RECOMMENDS the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 383

A-4

Manager's Report, October 31, 1975 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERSRECOMMENDATIONS:

1. South side of W. 15th Avenue - West of Montcalm Street  
Lots 4 - 7, Block 474, D.L. 526

Present Zone: (RT-2) Two Family Dwelling District  
Requested Zone: (RM-3A) Multiple Dwelling District

Applicant: Mr. Werner Kieselowsky, Era Builders  
Ltd., for Canera Investments.

The Director of Planning reports as follows:

"An application has been received from Mr. Werner Kieselowsky of Era Builders Limited, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RT-2) Two-Family Dwellings District to (RM-3A) Multiple Dwelling District for the purpose of:

'Constructing an apartment-condominium complex of approximately 42 units as designed by: Zoltan S. Kiss, Architect, M.R.A.I.C. The architect's final plans will indicate a particular regard for the unique characteristics of the neighborhood, including the gradual slope of the proposed site, the open school grounds across the street, and will display a disdain for the stylized monotony commonly accepted in buildings such as we are proposing to build on this site.'

SITE DESCRIPTION

The site is comprised of four adjacent lots located on the south side of West Fifteenth Avenue, between Montcalm Street and Wolfe Avenue. The site is zoned (RT-2) Two family Dwelling District and is developed with older structures consisting of a conversion containing three dwelling units and four housekeeping units, duplex, and a personal care home.

The property within one block of the subject site to the west, south, and east is zoned (RT-2) Two-Family Dwelling District, and is developed with similar types of dwellings. The property at the N.E. corner of West Fifteenth Avenue and Alder Street is zoned (RT-2) Two-Family Dwelling District and developed with the Cecil Rhodes Elementary School. The property at the N.W. corner of West Fifteenth Avenue and Alder Street is presently zoned (RM-3) Multiple Dwelling District and is developed with a three storey plus basement apartment building. (See Appendix A)

PROPOSED DEVELOPMENT

The drawings forming part of the application marked 'Received, City Planning Department; February 26, 1975,' indicate a three storey plus basement apartment building containing a total of 42 dwelling units.

Calculations (as submitted by applicant)

Site Area: 101.6' x 264' = 26,822 sq. ft.

Gross Floor Area: 3 floors at  
12,650 sq. ft. = 37,950 sq. ft.

Laundry and storage = 1,400 sq. ft.

Total Floor Area: = 39,350 sq. ft.

Maximum Allowable  
Floor Area at F.S.R.  
of 1.49: = 39,964 sq. ft.

Parking Required: = 58 cars

Parking Provided: = 55 cars



Manager's Report, October 31, 1975 . . . . . (BUILDING - 2)

Clause 1 Cont'd

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3A) Multiple Dwelling District would be an isolated RM-3A allowing a development of a higher bulk and intensity of use in an area presently zoned as (RT-2) Two-Family Dwelling District.

City Council on August 26, 1975 RESOLVED:

"That the Director of Planning review the present zoning (RT-2) (Two-Family Dwelling District) in the general area between Oak and Main, 16th and Broadway for report back to Council".

While this area is immediately east of the site under consideration the RT-2 zoning is similar in character to the area in the west.

The Vancouver City Planning Commission in its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning and further recommended:

"That City Council ask the Director of Planning to review the relevance of the (RT-2) Two Family Dwelling District Schedule in transition areas such as this location."

RECOMMENDATION: That the application to rezone the subject site be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. 148 South Penticton Street  
Lots 31, 32, Block 34, D.L. T.H.S.L.; Plan 364.

Present Zone: (RS-1) One Family Dwelling District  
Requested Zone: (C-1) Commercial District

Applicant: Mr. Donald Mah (Manatee Enterprises Limited), for Mrs. Lin Fong Lee.

The Director of Planning reports as follows:-

"An application has been received from Mr. Donald Mah, (Manatee Enterprises Ltd.), on behalf of Mrs. Lin Fong Lee requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

'the necessity of a grocery store in that area. This property is presently occupied with a store on the ground floor and a living quarter on the second floor.'

Received as part of the application was a petition with 213 names that are in support of this rezoning.

On February 13, 1975, a letter was sent to the applicant from the Department, requesting a clarifying letter elaborating on the purpose of the rezoning application. The applicant subsequently responded stating:

'The proposal is only to replace the old facilities with new modern facilities. To serve the area to the utmost, the owner proposes to erect a two storey concrete block building, conforming to the requirements of the new by-laws. The lower floor will house a modern grocery store and a coin operated laundromat; the upper floor will be rented out as professional offices, all of which are badly needed for the area.'

Cont'd . . .

Clause 2 Cont'd

SITE DESCRIPTION

The subject site is on the N.E. corner of Penticton and Pandora Streets, and is composed of two adjacent lots, each bearing a frontage on Pandora Street of 33 feet and a depth of 122 feet, for a total site area of 8,052 square feet.

The subject site is presently zoned (RS-1) One-Family Dwelling District and is developed with a two storey building which occupies the south half of the subject site and contains a grocery store on the ground floor with a dwelling on the second floor. On the north half of the subject site, a 1½ storey with basement single family dwelling is developed. Both of the buildings on the site appear in poor condition.

The areas surrounding the subject site are zoned (RS-1) One Family Dwelling District and are developed with 1, 1½ and 2 storey one-family dwellings. Immediately south of the subject site on the block bounded by Penticton, Pandora, Slocan and Franklin Streets, Hastings School is located. Two blocks south of the subject site the land is zoned and developed as a (C-2) Commercial District. (See Appendix A)

ANALYSIS

In 1960, when certain C-1 Commercial zoned lands on Penticton Street between the lane north of McGill Street and the lane south of Eton Street, were rezoned from (C-1) Commercial District to (RS-1) One-Family Dwelling District, two lots were left as C-1 Commercial to serve the day to day needs of the local residents.

Of these two sites only the S.W. corner of Penticton Street and Eton Street is developed with a grocery store. A single family dwelling is developed at the N.E. corner of Penticton and McGill Streets. Other grocery stores in the area are located at the S.W. corner of Renfrew and Eton Streets, west side of Renfrew Street between Oxford and Dundas Streets, and 5 on Hastings Street; 3 on the North side between Penticton and Slocan Streets, between Kamloops and Penticton Streets, and between Nanaimo and Kamloops Streets, and 2 on the South side between Slocan and Kaslo Streets, and between Nanaimo and Kamloops Streets.

There also exists three non-conforming grocery stores, located at the N.W. corner of Slocan and McGill Streets, at the N.E. corner of the Penticton and Cambridge Streets, and on the North side of Dundas Street between Slocan and Kaslo Streets.

There are presently adequate grocery stores in the area to serve the day to day needs of the local residents, especially those within four blocks of Hastings Street. The development of professional offices in an area zoned and developed as a (RS-1) One-Family Dwelling District would be an unsuitable use with regard to traffic and parking problems generated by the greater intensity of use of the land."

The Vancouver City Planning Commission in its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning and further recommended:

"THAT Council request the Director of Planning to review the character of corner stores, in view of the difficulties encountered in improving or upgrading as a result of their designation in the Zoning and Development By-Law."

Manager's Report, October 31, 1975 . . . . . (BUILDING - 4)

Clause 2 Cont'd

**RECOMMENDATION:** That the application to rezone the subject lands be not approved.

Further that the Director of Planning be directed to make an application to rezone the northeast corner of McGill and Penticton Streets from (C-1) Commercial District (local) to (RS-1) One-Family Dwelling District."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Letter received from Tenth Avenue Alliance Church  
Re Champlain Heights - Areas E & F

The Director of Planning reports as follows:

"The attached letter addressed to His Worship, Mayor Art Phillips, from Rev. Paul W. Edwardson of the Tenth Avenue Alliance Church records his church's interest in obtaining 4 to 5 acres of land for the purpose of developing a Christian Education facility, a day-care centre, and senior citizens residence in Areas E & F of Champlain Heights.

Council has approved development plans for Champlain Heights. These plans which were developed in co-operation with local area residents stated as a general policy that churches within Areas E & F should be developed on very small sites, and church complexes such as that outlined in this letter should be developed only at a location separated from the main housing of Areas E & F. The only site that was set aside of this size is the site at the intersection of the existing and future S.E. Marine Drive (see attached map).

There has been considerable interest in this site from a number of groups, including X-Kalay, and the adjoining Baptist Theological College. No particular method of marketing these sites in a fair and equitable way has been presented to City Council to date.

In view of the above it is recommended that the letter of the Tenth Avenue Alliance Church be received, and their interest recorded so that they may be notified when such site can be released.

A number of activities are required before it is available for marketing. These include the purchase of a couple of private properties (Mr. Holms), filling a ravine, closure of a registered street, and preparation of a registrable subdivision plan. Such works are not scheduled but believed to be a couple of years away. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Cedar Cottage N.I.P. Appropriation:  
Grandview Community Centre Nursery School

The Director of Planning Reports as follows:

"In the original Cedar Cottage N.I.P. Concept Plan as approved by Council in Nov. 1974, \$488,000 was allocated to the improvement of social facilities within the Cedar Cottage Area."

"The Grandview Community Centre Nursery School first approached the Cedar Cottage N.I.P. committee at its regular meeting of September 17, 1975 with a request for funding assistance. The request was essentially for equipment and some furnishings. At

Clause 4 Cont'd

its subsequent regular meeting on Oct. 1, 1975 the N.I.P. committee recommended that Council approve a sum not to exceed \$4,200.00 for improvements to the nursery school. The specific items are listed in Appendix I."

"C.M.H.C. has stated they are in agreement with this recommendation."

"Two points should be noted:

1. Drapes  
Although the design of the centre is currently under study by the firm of Walkey/Olson, the N.I.P. committee felt the drapes for this part of the centre could be ordered now, rather than waiting for what could be more than a year. The acquisition should be made in consultation with the consultant and Parks Board staff assisting in the study.

2. Gymnastic equipment  
As stated in the Appendix the existing equipment is totally adult oriented. No breakdown of cost estimates has been forwarded at this time, but rather a lump sum for total acquisition. Since the equipment will be used in the Community Centre, acquisition must be made in conjunction with the Parks Board.

The items would be purchased through the Community Centre association.

The Director of Planning recommends:

That council approve the appropriation of a sum not to exceed \$4,200.00 from the Cedar Cottage Neighbourhood Improvement Program (Social facilities account) for furnishings and equipment for the Grandview Community Centre Nursery School.

Under N.I.P. the costs will be borne as follows:

C.M.H.C.	\$2,100
Province	\$1,050
City	\$1,050 "

The City Manager recommends that the report of the Director of Planning be approved.

5. Feasibility of City Owned and Operated Relocation Houses

The City Manager submits the following report:

Vancouver City Council, on September 16, 1975, passed the following motion:

"THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;

AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them."

As requested, a meeting was held with the City Manager and civic officials to discuss the feasibility of this proposal.

Clause 5 Cont'd

It was recognized at the outset that the exact number of people involved would be impossible to determine, as the motion not only includes people displaced by demolition of housing required for civic purposes, but also "by decisions of City Council." This could include all rezonings involving demolitions.

BACKGROUND

The City manages approximately 850 residential units. All properties have been purchased for specific future civic uses, such as streets, parks or housing (in the latter example, it is intended to replace the existing buildings with new accommodation.) In virtually all cases, the buildings now on site are to be demolished to make way for new development of one sort or another.

When land is required for civic use and buildings must be demolished the City provides tenants with a minimum 120 days notice; up to \$300 for moving expenses, plus relocation assistance if requested. To date, the incidence of people requesting relocation assistance has been very low.

The motion recommends the City acquire property to redevelop and use as temporary accommodation to house people "until such time as more permanent and suitable accommodation can be secured by them or for them." The intent, therefore, would be to use this accommodation on a temporary basis. People who are forced to move and cannot find satisfactory accommodation could be housed in these units until alternate accommodation was found.

The requirements for such a program would include both the acquisition of the physical units and the presence of a relocation service. The City presently supports five relocation agencies through grants amounting to \$105,962 per year.\* Unfortunately, their performance is extremely limited due to the fact that the number of vacant rental units in Vancouver is virtually non-existent. The relocation services are, however, established and experienced and would be preferable to taking on more City staff.

The second component of this program would be the actual housing units themselves. The housing presently owned by the City is virtually 100% occupied; as well, there is a long waiting list. As these properties have been acquired for other civic purposes, the City would have to acquire additional units to facilitate the suggested program. At today's prices the unit cost is estimated to be in the range of \$20,000 - \$35,000, dependent on location, condition, size, etc. Assuming one hundred units were required to provide a base, the acquisition costs would be between \$2 million and \$3.5 million.

Management and maintenance costs would be additional. As the occupancy would change over rapidly and a certain number of units presumably would be kept vacant at all times in order to cover any 'emergency' cases, the operating costs could be quite high.

In light of these costs, it was noted by staff that it may well be more economical to subsidize an individual's rent for a period of time in new accommodation, rather than building up an inventory of City-owned units. Taking the low figure of \$2 million in capital costs only, and assuming an individual left a unit renting at \$100 and moved to a unit renting at \$200, the City could subsidize rents for two thousand individuals for ten months each!

Following discussion, it was concluded by staff that the area of rent subsidies was not one in which the City should become involved. Administration and management of such a program would be extremely difficult. It was suggested that for 'difficult cases' relocation services could be employed and a lump sum payment could be made over and above the present provision of moving expenses.

Manager's Report, October 31, 1975 . . . . . (BUILDING - 7)

Clause 5 Cont'd

Staff concluded that 'relocation centers,' rental subsidies and lump sum payments had many problems and few positive benefits. It was noted that the relocation center proposal involved two moves and it was the opinion of staff that a more efficient, less costly method could be developed. It was felt that the present system appears to work reasonably well where individuals are given a minimum of 'four months' notice plus an amount up to \$300 to cover moving expenses; as well, relocation assistance is provided on request. It was noted that individuals displaced due to civic actions receive a certain degree of priority on B.C. Housing Management Commission's housing lists. Staff commented that this is presently an ad hoc procedure and a statement from B.C.H.M.C. clarifying this policy would be helpful.

SUMMARY AND RECOMMENDATIONS

In summary, the City Manager notes that acquiring properties which can be redeveloped and used as 'relocation centers' is not an attractive economic proposition. Indeed, this approach would appear to be the most costly of all options. The proposed program would require additional staff to undertake the acquisition as well as additional staff to manage and maintain the units.

The City Manager would therefore conclude that the program offers very few advantages, if any, and is not feasible from an economic perspective, particularly in view of the City's present financial position with respect to capital programs.

The City Manager therefore RECOMMENDS:

- A. That Council endorse the present policy as administered by Property & Insurance.

(This being:

- i) that individuals be given a minimum 120 days notice to vacate.
  - ii) that the City provide up to \$300 to cover moving expenses.
  - iii) that City staff provide relocation assistance if requested.)
- B. That Council request Property & Insurance to report back on any particular cases involving undue hardship for special consideration.
- C. That Council request that in Vancouver housing projects, the B.C. Housing Management Commission give priority to Vancouver residents displaced through civic actions.

\* The relocation grants are provided through a Provincial Government program whereby the City contributes 1/3 and the Province contributes 2/3 of the total cost. The maximum grant available is based on a "per capita allocation". The City's share in this program for the fiscal year ending March 31, 1976 amounts to \$31,987. August 12, 1975, City Council approved an additional \$10,000 to cover additional costs bringing the total City contribution to \$41,987.

Manager's Report, October 31, 1975 . . . . . (BUILDING - 8)

6. S.E. Corner of 40th Avenue and Dunbar  
Lot 44 and Lot 43, Block 14, D.L. 2027

Present Zone: (C-2) Commercial District

Requested Zone: (RS-1) One Family Dwelling District

Applicant: Director of Planning

The Director of Planning reports as follows:

"An application has been made by the Director of Planning to amend the Zoning and Development By-Law No. 3575 to rezone the above described property from (C-2) Commercial District to (RS-1) One Family Dwelling District.

#### SITE DESCRIPTION

The lots are located at the S.E. corner of West 40th Avenue and Dunbar Street. Both lots have a frontage of 66 feet on West 40th Avenue and a depth of 101.5 feet or a total site area of 13,398 square feet. (See Appendix A). Lot 44 and the westerly portion (33 feet) of lot 43 is zoned (C-2) Commercial District and the remainder of lot 43 is zoned (RS-1) One Family Dwelling District. Both lots are presently developed with a single family dwelling.

The lands to the west, north, and south fronting onto Dunbar south of West 39th Avenue to West 41st Avenue, and both sides of West 41st Avenue between the lane west of Dunbar Street and Collingwood Street are zoned (C-2) Commercial District and developed various retail stores including a Safeway grocery store on the north side of West 41st Avenue. The land to the east of the site is zoned (RS-1) One Family Dwelling District and developed with one family dwellings.

The southwest corner of West 41st Avenue and Dunbar Street is presently being used as a bus loop. Lots 21 and 24, Block 14, D.L. 2027, immediately north of Lot 43, Block 14, D.L. 2027 are also zoned with the western half being (C-2) Commercial District and the eastern half being (RS-1) One Family Dwelling District. Each of these two lots are developed with a one family dwelling.

#### ANALYSIS

Council resolutions of February 25 and April 18, 1975 requested the Director of Planning to report on rezoning of Lot 44 and Lot 43 from (C-2) Commercial District to (RS-1) One Family Dwelling District, stem from neighbourhood opposition to redevelopment of the nearby Safeway store, which is now underway.

While recognizing the major "area specific" concerns that exist regarding rezoning of the site a study should be carried out before rezoning both lots 43 and 44 to (RS-1) One Family Dwelling District. Lot 44 is located in a district commercial centre whose future is uncertain; a rezoning at this time could prejudice the future vitality of this commercial area. Additionally, this lot provides a residential environment of questionable amenity in view of the commercial uses to the west, north and south.

Lots 21 and 24 which front onto West 39th and West 40th Avenues respectively are also zoned (C-2) Commercial District and (RS-1) One Family Dwelling District and should also be examined to see if they should also be rezoned to (RS-1) One Family Dwelling District.

Cont'd . . .

Clause 6 Cont'd

RECOMMENDATION: That the final recommendation of the Planning Department on the application be deferred so that the Planning Department can hold a Public Information Meeting with the residents to examine and discuss the issues of this application.

And further that following the Public Information Meeting the Planning Department report back to Council with a recommendation on the application prior to its referral to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Kitsilano Point Right-of-Way  
Area located between Arbutus Street and Chestnut Street north of the lots on the north side of Cornwall Avenue

Lots A-J, D.L. 526, Plan 15855

Present Zone: (RT-2) Two-Family Dwelling District  
Requested Zone: (CD-1) Comprehensive Development District

Applicant: Mr. Jim Lowden (for Marathon Realty Co. Ltd.)

The Director of Planning reports as follows:

"An application has been received from Mr. Jim Lowden of Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'permitting the development of a total of 31 condominium infill housing units on 9 of the 10 lots.'"

In a letter received on July 8, 1975 by the Planning Department, Mr. Lowden further stated:

"There will be seven groups of three unit clusters and two groups of five unit clusters for a total of thirty-one.

Through a (CD-1) form of zoning we can give the community greater assurance that the product which will be built is similar to the proposal we have discussed with them."

City Council on August 12, 1975, when dealing with the Kitsilano Area Planning Program: Kitsilano Point Plan approved recommendations 10 & 11 which dealt with the C.P.R. Right-of-Way. They are:

- "10. When developed, the Right-of-Way should be used for some form of family housing.
- 11. If any land is made available to the City on the Right-of-Way it should be used to construct a small, decentralized community centre."

SITE DESCRIPTION

The sites are located between Arbutus and Chestnut Streets, north of Cornwall Avenue. There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet, for a total site area of 5,049



Clause 7 Cont'd

square feet. These 8 are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These lots have a frontage of 50 feet and a depth of 138.7 feet, for a total of 6,935 square feet. All of the lots are zoned (RT-2) Two-Family Dwelling District and contain no buildings, however, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2) Two-Family Dwelling District and are developed with mostly 1 and two-family dwellings and some conversions. The land to the south of the lots is zoned (RM-3A) Multiple Dwelling District of which the majority is developed with three storey apartment buildings, with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street the Billy Bishop Royal Legion.

PROPOSED DEVELOPMENT

The architect's drawings forming part of the application and marked "Received - July 8, 1975" indicate that there are three types of designs proposed for the 10 lots. The choice of the type relates to the adjacent buildings. Where an apartment building exists on the south boundary, type A is proposed. Type A consists of a two-storey structure at the front of the lot to harmonize with the (RT-2) Two-Family Dwelling District and then steps back and closer to the apartments at a three storey level to match these adjacent heights.

Where a house exists on the south boundary, type B is proposed. This contains only a small central three storey element with each end of the structure being two storeys so as not to overpower the houses. It is also centrally located on the lot as opposed to type A.

Both types A & B have no windows that face south to avoid looking directly into existing or potential adjacent apartments. Main living areas on the ground floor open onto patios which are shielded by fencing on the property line. Each unit has a separate and distinct entrance. Outdoor living areas are also separate and distinct.

Type C units, which have a Greer Avenue frontage, are street oriented accommodation while retaining the level of quality and design incorporated in types A & B.

CALCULATIONS

	<u>Type A</u>	<u>Type B</u>	<u>Type C</u>
Site Area	5,049 sq.ft.	5,049 sq.ft.	6,935 sq.ft.
Floor Area(gross)	5,866 sq.ft.	5,641 sq.ft.	8,583 sq.ft.
(excluding cellars)	4,056 sq.ft.	3,894 sq.ft.	7,258 sq.ft.
F.S.R.	1.16	1.11	1.24
No.Dwelling Units	2 bed. - 1 1 bed. - <u>2</u> 3	2 bed. - 1 3 bed. - <u>2</u> 3	2 bed. & den - 5 - 5
Height	3 plus cellar 28 feet	3 plus cellar 27 feet	3 plus cellar 27 feet
Site Coverage	44.5%	45%	60.1%
Parking	3 spaces	3 spaces	5 spaces

The drawings indicate that the community centre is to be located on the east side of Walnut Street, or Lot G.

Manager's Report, October 31, 1975 . . . . . (BUILDING - 11)

Clause 7 Cont'd

ANALYSIS

The Planning Department supports this type of housing for the C.P.R. Right-of-Way. In its important location as a division between the duplex and apartment areas, it is designed to act as a transition in terms of height and density between the two areas.

The Kitsilano Planning Staff have had several meetings with representatives from Marathon Realty and with the Kitsilano Point Residents to discuss the proposal. The majority felt it was a good proposal for housing which the community and Planning Department can support.

The Planning Department, in conjunction with the Kitsilano Point Residents, cannot support the use of Lot G on the east side of Walnut Street as the location for the community centre. A more centrally located site for the community centre would be the west side of Maple (Lot D) or the west side of Walnut (Lot F). The adjoining property at these two locations are lower in height than the adjoining property located at the east side of Walnut. A one storey community centre would form a better transition between the  $1\frac{1}{2}$  storey buildings than between the 2 and 3 storey buildings adjacent to Lot G.

ENGINEERING DEPARTMENT - SEWER AND HYDRO

The Engineer reports that the sewers now located on the C.P.R. Right-of-Way between Arbutus and Maple Streets have been there since 1914. An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way, the sewers must be reconstructed at a total cost of approximately \$50,000.00. Following review by the Law and Engineering Departments, both have concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50-50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers.

B.C. Hydro presently has a pole line on the C.P.R. Right-of-Way which they are required to remove to allow for the proposed development. B.C. Hydro has begun to install a pole line on Creelman Avenue to take the place of the line to be removed, but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost approximately \$90,000.00 to \$100,000.00. If Council decides that the pole line should be undergrounded, application can be made under the Provincial "Power and Telephone Line Beautification Fund: Act which provides that where a Municipality, a Utility Company and the Provincial Government agree to share equally the cost of an undergrounding project, the Province will pay one-third of the costs.

The following are three alternatives to finance the Municipal Share:

a) Advance an "Undergrounding" Local Improvement Project

On non-priority streets such as Creelman Avenue, it is the City's policy to assess all the Municipal Share against the abutting owners. This alternative will take approximately four months to process and will probably be defeated by the owners. The City does not have the authority in the "Charter" to proceed with undergrounding projects on "Special Grounds". This alternative is not recommended.

b) Pay all the "Municipal Share" out of Capital Funds for "Undergrounding"

The allocated Capital Funds are ear-marked for the priority projects which were listed in the report received by Council on September 16, 1975 (i.e. Stanley Park, Hastings Street, Beach Avenue, etc.). This would be a departure from City policy.

Clause 7 Cont'd

- c) Require that Marathon Realty pay all the Municipal Share as a condition of the rezoning.

Council will want to further consider the issue of undergrounding Hydro on Creelman Avenue and the method of financing.

It should be noted that the Bureau of Transit have mentioned using this right-of-way as part of an inner-city streetcar service using as much of existing rail right-of-way as possible. No details are available on this proposal.

The Urban Design Panel has considered the proposal on two occasions. On April 17, 1975 the Panel considered the design of types A and B:

"The Panel is most pleased with this proposal and wishes to commend the architect for a job well done.

The Panel was informed of the support of the proposal by the Kitsilano Local Area Planner and the local residents.

RECOMMENDATION: That the Director of Planning support this proposal and encourage the applicant to proceed with a Development Permit Application".

The Urban Design Panel considered type C on September 11, 1975:

"The Panel had earlier seen and approved types A & B but not type C of the townhouse clusters.

Although not as attractive a design as A or B, the Panel finds the C cluster design better than average.

RECOMMENDATION: That the Director of Planning approve the design of the C type townhouse cluster as well as the previously recommended A & B cluster designs."

The Vancouver City Planning Commission in its meeting on September 30, 1975 when considering this application endorsed the recommendation of the Director of Planning noting that a few technical details still had to be worked out.

RECOMMENDATION: That the application to rezone the said land to (CD-1) Comprehensive Development District be approved with the (CD-1) By-Law restricting the development as follows:

1. USES

Townhouses not to exceed 3 dwelling units on Lots A-H, D.L. 526, Plan 15855, and not to exceed 5 dwelling units on Lots I-J, D.L. 526, Plan 15855, and customarily ancillary uses  
Community Centre (not to exceed 1 storey in height)

2. FLOOR SPACE RATIO

- a) not to exceed 1.2 on each lot of Lots A-H, D.L.526, Plan 15855
- b) not to exceed 1.25 on each lot of Lots I-J, D.L.526, Plan 15855

In computing the floor space ratio, all floors whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the

Manager's Report, October 31, 1975 . . . . . (BUILDING - 13)

Clause 7 Cont'd

highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sun-decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

3. HEIGHT

Not to exceed three storeys plus cellars nor 30 feet.

4. OFF-STREET PARKING

1 space per dwelling unit shall be provided.

And subject to the following:

A. That the detailed scheme of development be first approved by the Director of planning having due regard to the overall design; provision and maintenance of landscaping, vehicular ingress and egress and off-street parking; garbage collection and provision of useable outdoor space.

B. Before considering the conditions required to be fulfilled by the owner prior to the enactment of the CD-1 By-Law, Council should decide:

1. Whether the B.C. Hydro pole line should be relocated on to Creelman Avenue from Chestnut to Arbutus Street (at the expense of the B.C. Hydro) or be undergrounded at an estimated cost of from \$90,000 to \$100,000 and application made for the project under the Provincial "Power and Telephone Line Beautification Fund" act.
2. If the line is to be undergrounded, decide on the method for financing the Municipal Share of the undergrounding costs.

Three alternatives are as follows:

- (a) Advance an "Undergrounding" Local Improvement project which would assess the owner's abutting Creelman Avenue from Arbutus to Chestnut Street with the Municipal Share of the costs. (Not recommended)
- (b) Pay all of the "Municipal Share" out of the Present Capital Funds for "Undergrounding" and defer work on priority streets.
- (c) As a condition for the rezoning of the "Right of Way" properties, require Marathon Realty to pay all of the Municipal Share. If this alternative is selected, the following condition should be added as item 3 to the list of conditions shown in clause "C" below.

to read as follows:

"3. That the owner submit a satisfactory undertaking to Council in writing to agree to pay one-third of the total cost of undergrounding the power line on Creelman Avenue."

Manager's Report, October 31, 1975 . . . . . (BUILDING - 14)

Clause 7 Cont'd

NOTE: If Council decides to apply to underground the line under the Provincial Act, it will be necessary when the Zoning By-Law is passed, in order to meet the Provincial requirements, that Council pass a resolution to undertake the "Undergrounding" project.

- C. That prior to the enactment of the CD-1 By-Law the owner is to comply with the following conditions:
1. That the owner submit a satisfactory undertaking to Council in writing to dedicate one lot to the City for a community centre, and that the site for the community centre is to be approved by Council following further discussions between Marathon Realty and the Director of Planning.
  2. That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 34-6-

## FINANCE MATTERS

A-7

RECOMMENDATION1. Local Improvement Taxes : Hospitals.

The Director of Legal Services reports as follows:

"In September of this year the Mayor received a letter from the Associate Deputy Minister of Hospital Programmes advising that the Minister of Health and the Department of Municipal Affairs felt that it would be desirable for hospitals in Vancouver to be exempt from local improvement taxes as is the case under the Municipal Act. The last paragraph of the letter is as follows:

'We would be grateful if you would discuss this matter with your Council and let us have your comments.'

The Mayor referred this letter to me for report.

I have discussed this matter with the Director of Finance and while we do not intend to comment on the change itself since this is a political matter and it appears that the Government intends to do it anyway, we are most concerned that any change does not affect existing local improvement charges.

Accordingly I would recommend that Council advise the Associate Deputy Minister of Hospital Programmes that if any legislative changes are to be made, the change be made as set out below:

'Subsection (1) of Section 504 of the Vancouver Charter is repealed and the following substituted:

504. (1) Every parcel of real property which is exempt from real property taxation under Part XX shall be liable to be specially assessed and to be taxed under this Part except the following real property:-

- (i) Crown lands;
- (ii) real property vested in the City;
- (iii) real property vested in the Board of School Trustees of School District No. 39 (Vancouver); and
- (iv) real property for which a hospital is receiving aid under the Hospital Act and is exempt from real property taxation under section 396(c)(iii), provided, however, that such exemption shall not apply to any taxes being levied and collected or to be levied and collected by the City based on special assessments imposed on such real property under this Part for the payment of all or any part of the cost of any local improvement project undertaken by Council prior to 1 January, 1976, under this Part.'

The City Manager RECOMMENDS approval of the recommendation of the Director of Legal Services.

2. Block 42 Parking Facilities - Provisional Rental.

The Director of Finance has submitted the following report.

"Under the terms of the various agreements with Pacific Centre Ltd. regarding the City's operation of the parking facilities under Block 52 and 42, the City must amortize the cost of construction of the parking facilities over a long term period at an interest rate that is determined under the terms of the various agreements. Block 52, as Council will be aware, has been in the City's hands for some time.

Clause No. 2 Continued.

Block 42 has now opened and I am advised by the Director of Legal Services that the effective date of the takeover by the City is October 1, 1975 and that, therefore, the City should be paying Pacific Centre Ltd. a rental on a monthly basis for those parking facilities. The terms of the agreement under which the rental is exactly calculated are such that the accurate rental cannot be determined for some months. Further, there will be a slight adjustment of rental on the Block 52 parking facility, caused by a loss of a few spaces when the knock-out wall between Block 52 and 42 was taken down.

Preliminary calculations, based on the method of calculating that would appear to be most favourable to the City, suggests that the final rental will be between \$33,000 and \$34,000 per month. The Chief Financial Officer of Pacific Centre Ltd. and I have agreed that an interim rental payment of \$33,000 per month would be in order for recommendation to Council, subject to adjustment when we are in a position to calculate the accurate rental.

Any net gains or losses on the operation of the Block 52 and Block 42 parking facilities are taken care of within the 'parking sites reserve', as has been the case with the Block 52 parking facility for several years.

I therefore RECOMMEND that the City of Vancouver agree to a provisional rental for the Block 42 parking facility, payable to Pacific Centre Ltd., in the amount of \$33,000 per month, to be adjusted when the final factors needed for an accurate calculation of rental are available."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

### 3. Domestic Animal Protection Act.

The Director of Legal Services reports as follows:

"On February 25, 1975, City Council adopted the following recommendation of the Standing Committee on Housing and Environment dated February 13, 1975:

'THAT the Director of Legal Services be requested to discuss with the appropriate Provincial Department for report back to Council the status of the Animal Act and the Domestic Animal Protection Act as they relate to the City of Vancouver.'

The purpose of this recommendation was to obtain clarification or legislation to provide some protection for the citizens of Vancouver against vicious dogs.

Notification has now been received that as a result of a recent amendment to the Domestic Animal Protection Act, the City may request that certain sections of the Act be applicable in Vancouver.

I have reviewed the Act with the Director of Permits and Licenses and it is our opinion that City Council should request that Sections 1, 5, 6, 8, 12 and 16 be made to apply to the City.

Section 5 would permit a peace officer (e.g. Pound Officer) to kill a dog found running in a pack.

Section 6 would allow a person to kill a dog if the dog is attacking or viciously pursuing a person or domestic animal. At the present time there is little or no recourse against a dog, or the owner of a dog, which has bitten or attacked a citizen, or killed birds or other animals in Stanley Park.

Cont'd.

Manager's Report, October 31, 1975 . . . . . (FINANCE-3)

Clause No. 3 continued

The provisions of Section 8 would permit a citizen to lay an information against the owner of a dog which has killed or injured a person or domestic animal. A Judge could order the dog destroyed. This would give a citizen who has been attacked and bitten by a dog some recourse, whereas at the present time little or no action can be taken.

Subsection (1) of Section 12 would give the Pound Officers authority to enter property to enforce the provisions of the Act or the Pound By-law.

As a housekeeping measure, we should ask that sections 1 and 16 be declared in force as these contain needed definitions and other procedural matters and offences and penalties.

I THEREFORE RECOMMEND that:

- (a) City Council request the Minister of Agriculture to issue an Order under Section 2(1)(a) of the Domestic Animal Protection Act declaring Sections 1, 5, 6, 8, 12 and 16 of that Act shall apply to the City of Vancouver.
- (b) Upon the coming into force of these sections, a request should be made under Section 1(1) requesting the Lieutenant-Governor in Council to issue an Order which will satisfactorily designate the wildlife in Stanley Park as Domestic Animals for the purposes of the Act.
- (c) Similarly, the Minister should be requested to designate the Pound Officers and such Park Board personnel as may be necessary to police the Act in Stanley Park as "Domestic Animal Protection Officers".

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Legal Services.

4. Orpheum Theatre -  
Federal Grant Agreement

The Director of Legal Services reports as follows:

"On March 19th, 1974, Council adopted the report of the Committee re Orpheum Theatre which indicated that there was a two-million-dollar grant available towards the purchase and renovation costs of the Orpheum Theatre. Since that date, terms of agreement implementing payment of this grant have been under negotiation. The final agreement has now been prepared and a copy is on file in the office of the City Manager.

In essence, the agreement provides for the payment of \$333,333.00 on or before March 31, 1976 and, if the purchase is completed by January 1976, further payments of \$333,333.00 on or before April 30, 1976 and \$333,334.00 on or before April 30, 1977. It further provides for two payments of \$500,000.00 each on or before March 31, 1976 and on or before March 31, 1977 if by those dates in each of those years Council has spent \$750,000.00 and \$3,000,000.00 respectively on improvements and equipment. Other terms and conditions are fairly routine and I am not outlining them here.

The payment of \$1,000,000.00 with respect to improvements and equipment is tied to the two dates of March 31, 1976 and March 31, 1977. Both the City Manager and I believe that these limitation dates could be interpreted as meaning any default by the City in spending the sums of money required by those dates might result in the loss of the grant, and we believe that we should endeavour to clarify those clauses by renegotiation or otherwise.

cont'd....



Clause No. 4 continued

I RECOMMEND that Council approve the form of the agreement subject to the same being satisfactory to the Director of Legal Services, and that the City Manager endeavour to clarify the payment of the grants for improvements and equipment by renegotiation in a form satisfactory to himself and the Director of Legal Services, and that the Mayor and the City Clerk be authorized to sign the agreement on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Demolition Control Legislation

The Director of Legal Services reports as follows:

"On October 21, 1975, Council passed a resolution approving the City Manager's report that the City seek legislative authority to control demolition of residential rental accommodation. The text of the resolution is as follows:

'THAT the following recommendations of the City Manager, contained in his report dated October 16, 1975, on demolition controls, be approved:

1. THAT the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide residential rental accommodation;
2. THAT such legislative authority provide for the City's authority to be exercised along the following lines:
  - (a) Approval by the City for the demolition of a building containing residential units not be granted until a development permit has been issued and working drawings for purposes of issuing a building permit are 50% completed in the opinion of the City Building Inspector.
  - (b) That demolition permits may be issued on the approval of the Director of Permits and Licenses whenever conditions of danger or public health may necessitate the same.
3. THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, based on the number of units that were demolished without such permit; and that such penalty may be recovered in the same manner as real property taxes.'

I am attaching for Council's information my proposal as to the form such legislation should take by way of a Charter Amendment. I believe this will achieve the objectives set out in Council's resolution, but I am recommending one change. I have underlined in subsection (3) of the resolution the Council's direction that the penalties should be based on the number of units demolished. On re-examination we now believe this method could prove impractical. I suggest that in lieu thereof the penalty should be based on the square footage of such accommodation that was demolished. The assessment records have this in complete detail and in my opinion this would eliminate the practical problems. I have underlined this change in the draft legislation.

cont'd.....

Manager's Report, October 31, 1975 . . . . . (FINANCE-5)

Clause No. 5 continued

I understand the Legislature will commence its sittings in mid-November, and time is therefore of the essence in presenting this to the Provincial Government, and I would RECOMMEND that the draft legislation be approved and that I submit the same forthwith to the Provincial Government requesting the same be enacted as a Charter Amendment at the forthcoming session.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

6. Senior Citizens' Housing -  
Real Property Taxation

The Director of Finance reports as follows:

"In January of this year, it was reported to Council that the Provincial Government had recently amended the section of the Vancouver Charter affecting the tax exemption of Senior Citizens' Housing within the City. The effect of this was such that new Senior Citizens' Housing funded by the Provincial Government after March 31, 1974 is considered taxable, unless specifically exempted by City By-law. It was explained that it appeared that the Provincial Government felt that municipalities were reluctant to accept new Senior Citizens' Housing because they do not pay taxes and felt that this amendment would provide greater incentive to accept these developments. It also appeared that, at that time, the Provincial Government intended to offer operating subsidies to the new Senior Citizens' developments, especially to cover the property taxes, and were looking to the Federal Government to jointly share in these costs.

Senior Citizens' Housing built prior to the latest change continue to be exempt and are not affected by these current developments. Council action on January 21, 1975, when considering the above, was that new Senior Citizens' Housing developments should continue to be tax exempt and should be handled on an annual basis by means of the Director of Legal Services bringing forward the appropriate By-law to exempt the Senior Citizens' Housing. Council was further advised that officials would be reporting each year as to the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with.

On October 9, the Standing Committee of Council on Housing and Environment discussed the question of tax exemption for new Senior Citizens' Housing projects, but Council deferred action on the recommendation of the Committee, at the request of the City Manager, as a report was pending from the Director of Finance.

We have now been informed by CMHC that the Federal and Provincial Governments have developed a subsidy program to provide operating subsidies under section 44 (1) (b) of the National Housing Act such that rents do not exceed 25% of the income of the tenant. This subsidy of the operating costs of the project will and does apparently cover property taxes as well. Our information is that the subsidy program was effective September 1, 1975. In our opinion, this new subsidy allows municipalities to levy property taxes against new Senior Citizens' Housing projects without unduly burdening those projects and the residents therein.

It is therefore RECOMMENDED that Council not pass a By-law for 1976, exempting from real property taxes, Senior Citizens' Housing projects which have received Provincial Government funding after March 31, 1974.

It is further RECOMMENDED that, as long as the senior government subsidy program covers property taxes for these developments, staff not report back to Council on the issue of annual exemption from real property taxes."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 27-28

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

October 23rd, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 23rd, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:35 a.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

COMMITTEE CLERK: M.L. Cross

RECOMMENDATION1. Central Broadway Urban Design Study

The Committee considered a report of the City Manager dated October 2nd, 1975 and an addenda report of the City Manager dated October 17th, 1975 (copy circulated). Also considered were letters (on file in the City Clerk's office) from individuals and organizations expressing concerns about the consultant's Urban Design Guidelines for Central Broadway.

Mr. D.M. Hickley, Assistant Director, Central Area, outlined the guidelines, indicating that within the development permit process; i.e. the preliminary discussions that are held with architects and developers and consideration by the Development Permit Board; most architects would have no difficulty in working out developments that would meet the urban design guidelines.

Mr. M. Kemble of the Planning Department presented three examples of developments in the Burrard sub-area of Central Broadway with floor space ratios ranging between 2.75 and 3.0 which meet the urban design guidelines.

The following were present for the discussion:

Mr. R.K. Baker, representing several property  
owners on Broadway  
Messrs. P. Watkinson and R. Schuss, representing the  
Greater Vancouver Real Estate Board  
Mr. R. Orr, representing Orr's Stores  
Mr. D. Sigler, representing Broad-Oak Holdings

Concern was expressed that recommendation 3 of the Director of Planning indicating that they would be reporting back on their investigation of significant older buildings would delay the development permit application process further. The Committee indicated that this study would not hold up any applications.

Continued on Page 2....

Clause No. 1 Continued

Mr. R. Spaxman, Director of Planning, advised that the Planning Department was trying to move towards a more flexible system which would take into account the sensitive environmental conditions of Broadway. Architects will have the opportunity to be creative **working** within the guidelines.

Mr. R. Gascoyne, Assistant City Engineer, Traffic Division and Mr. H. Nicholson, Assistant City Engineer, Electrical Division requested that all references in the Urban Design Guidelines referring to street use be removed. Examples presented were:

- (a) Street Lighting
  - varying the type of lamp standards from one street to another
  - special lighting fixtures
  - types of lamps i.e. mercury or incandescent
- (b) Traffic
  - traffic speeds
  - provision of on-street and off-street parking
  - use of lanes

Mr. Hickley advised that the concerns of the Engineering Department would be taken care of in their recommendation 2 wherein the Planning Department agreed to edit the consultant's report to take into account comments from other civic departments and the public, after which firm development policy recommendations would be reported back to the Committee.

After discussion the Committee

RECOMMENDED

1. THAT the Urban Design Guidelines relating to development, contained in the Consultant's report be approved as an interim basis for determining the discretionary design aspects of the C-3A zoning.
2. THAT the Planning Department edit the consultant's report in line with comments received from the public and other civic departments and thereafter **prepare** firm development policy recommendations for endorsement by the Committee.
3. THAT the significant older buildings as listed in the consultant's report be further investigated by the Planning Department with reference to the Vancouver Heritage Advisory Committee for report back to the Planning and Development Committee in six weeks, on the understanding that the study will not hold up any development permit applications **that have** been submitted.

(Alderman Kennedy wished to be recorded as opposed to recommendation 1 and Alderman Bird wished to be recorded as opposed to recommendations 1 and 3).

Continued on Page 3 ....

2. Economic Alternatives of Preserving  
Heritage Buildings

The Committee considered a letter dated October 14th, 1975 from the Secretary of the Vancouver Heritage Advisory Committee (on file in the City Clerk's office) outlining the Heritage Committee's recommendations on economic methods of encouraging the preservation of heritage buildings. Mr. R. Thompson and Mrs. R. Fleming, members of the Heritage Committee, were present.

Due to the lack of time remaining for the Committee meeting, Mr. Thompson briefly explained the Committee's recommendations and requested that his notes be distributed to Members of Council for their information before the Public Meeting to be held on Tuesday, 28th October 1975, to discuss the designation of a further twenty-five (25) buildings for heritage preservation.

The Committee

RECOMMENDED

THAT the recommendations of the Vancouver Heritage Advisory Committee be received and referred to a joint meeting of the Planning and Development Committee and the Vancouver Heritage Advisory Committee to be held on Thursday, 6th November 1975, at which time the Director of Planning, Director of Finance and Director of Legal Services will provide their comments and recommendations on the economic alternatives of preserving heritage buildings.

3. Status of Outstanding Rezoning Applications

The Director of Planning submitted a memorandum attaching a status report on outstanding rezoning applications (on file in the City Clerk's Office). The Committee felt the format should be changed to include separate columns indicating date application submitted and estimated dates for consideration by Urban Design Panel, Vancouver City Planning Commission, Council and Public Hearing.

Due to lack of time, this item was deferred for consideration at a future meeting of the Committee.

The meeting adjourned at 12:25 P.M.

NOTE FROM CLERK:

A copy of Mr. Thompson's notes referred to in Clause No. 2 are attached for information.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

October 23, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 23, 1975 in the No. 2 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

COMMITTEE  
CLERK: G. Barden

INFORMATION1. 1975 Tax Billing

The Committee had before it for consideration a Manager's report (copies circulated) dated October 7, 1975 wherein the Director of Finance reviewed the 1975 tax billing which was different from past billings because of the introduction of an advance tax bill. The report outlined special problems and complaints received and proposed improvements for future billings.

The Committee centered discussion on the penalty provision, redesign of the tax form to simplify and clarify the bill for taxpayers, separation of amounts owing each agency, homeowners grant and penalty due date, bonusing for pre-payment. The Director of Finance agreed to investigate and report back to the Committee on these aspects.

Following further discussion it was

## RESOLVED

THAT the report dated October 7, 1975 be received.

The meeting adjourned at approximately 2:30 p.m.

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## PART REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

IV

October 30, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 30, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Marzari  
Alderman Sweeney

ABSENT: Alderman Boyce  
Alderman Volrich

COMMITTEE  
CLERK: H. Dickson

### RECOMMENDATION

#### 1. 616 Club - Police Report

The Community Services Committee on July 24, 1975, following consideration of a Police report dated June 26, 1975 on the 616 Club at 616 Robson Street, and following discussion of the report with the restaurant manager and Mr. P. Lloyd, resolved to defer consideration for two months pending a further Police report on this Club.

The Committee had before it for consideration this date a report from the Police Department (circulated) covering the period of August 1, 1975 to October 22, 1975 on the 616 Club; a letter dated October 13, 1975 (circulated) from a City resident complaining of juveniles in the 616 Club (names in this letter have been blanked out to preserve the anonymity of the juveniles involved); and the Minutes of the July 24, 1975 Community Services Committee meeting when this matter was last considered (circulated).

Also before the Committee was a letter dated October 29, 1975 (circulated) from Mr. P. Lloyd, President of the 616 Restaurant Ltd., in which he stated he is surrendering his license to operate the 616 Restaurant. Attached to Mr. Lloyd's letter were receipts from the City for Mr. Lloyd's 1975 dining lounge and restaurant licenses.

Appearing before the Committee on this matter were representatives of the Police Department, the Director of Permits and Licenses, the City License Inspector, and Mr. P. Lloyd and his manager, Mr. Terry Wallace.

It was pointed out to the Committee the 616 Club is currently closed for one week because of a temporary liquor license suspension by the Liquor Administration Branch.

It was also pointed out that the documents surrendered the previous day (October 29, 1975) to the City by Mr. Lloyd were merely license fee receipts and not the actual dining lounge and restaurant licenses.

The Chairman ruled, therefore, the Committee would proceed as if the Club is still licensed to operate.

Cont'd . . .

Standing Committee of Council . . . . . 2  
 on Community Services  
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Clause #1 continued:

Inspector V. Lake of the Vice-Section of the Police Department reviewed the Police report and added that since the report was compiled a Police Detective and Constable visited the establishment and in the course of inspecting the premises were verbally insulted by an alleged staff member of the Club who was subsequently arrested for being intoxicated in a public place. The Police later were told this particular staff member had been fired.

In response to queries from the Committee on the allegations contained in the October 13, 1975 letter of complaint from a City resident that staff aided in the hiding of a juvenile girl from her father, Manager Mr. Wallace stated he was prepared to sign a sworn statement that none of the staff of the 616 Club would knowingly hide a minor in the Club. He stated the particular girl referred to may be one who frequents the Club and carries I.D. indicating that she is 24 years old.

Mr. Lloyd told the Committee he planned to remain closed for two to three weeks longer than the one week Liquor Administration Branch license suspension to renovate the Club and reopen with a completely different type of entertainment and that minors would be discouraged.

The Chairman reminded Mr. Lloyd he was warned by the Committee July 24, 1975 that if the situation at the 616 Club continued it would be closed.

The Police told the Committee that in the opinion of one City Police Detective the 616 Club is "a den of iniquity which should never have been allowed to develop".

Following further deliberations the Committee

**RECOMMENDED**

THAT Council suspend the 1975 restaurant license and dining lounge license for the 616 Club at 616 Robson Street and that the Director of Permits and Licenses be instructed not to issue a license for this establishment in 1976 without first reporting to the appropriate Standing Committee of Council.

The meeting adjourned at approximately 4:45 p.m.

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## PART REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

October 30, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 30, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Rankin

ABSENT: Alderman Boyce

CLERK: R. Demofsky

#### RECOMMENDATIONS:

##### 1. American Hotel - 928 Main Street

The Committee considered a City Manager's report dated October 24, 1975, regarding this hotel. The report is on file in the City Clerk's Office and stated in part:

" The American Hotel has continued to operate living accomodation in violation of the Lodging House By-law. Repeated efforts by the Health Department to negotiate upgrallng of these premises have met with little success in the following areas:

1. Rooms 13, 17, 18, 19, 20, 21, are inside rooms lacking natural light and adequate ventilation. Room 39A needs only adequate ventilation to be provided. Mr. Iaci has stated continually that plans will be submitted showing proposed renovations to upgrade these rooms to provide adequate light and ventilation.

2. Floor coverings in washrooms, halls and in a number of the sleeping rooms require replacing.

3. Badly soiled and torn mattresses require replacing in seven (7) rooms.

4. One (1) room requires redecorating.

Although a closure order was issued for the above mentioned rooms requiring light and ventilation on March 6, 1974 (with an extension of sixty days granted on May 9, 1974 to enable architects to submit plans for renovations), these rooms have been in continued use as living accomodation to date.

The Interim Lodging House Operator's Permit is due to expire on November 1, 1975. The Medical Health Officer now considers it impossible to issue a further Lodging House Operator's Permit due to the non-compliance of these premises.

The Beer Parlour operation of these premises have met with requirements of the Health Department."

The Committee discussed this report and noted that an on-going problem has existed. Alderman Rankin advised that the hotel was presently being sold.

Cont'd . . .

Part Report to Council  
Standing Committee of Council  
on Housing and Environment  
October 30, 1975

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RECOMMENDED,

- A. THAT the Liquor Administration Branch be asked to cancel the liquor license for the American Hotel at 928 Main Street.
- B. THAT the operating permit due to expire on November 1, 1975, not be renewed.
- C. THAT the owner of the American Hotel be requested to appear before this Committee to explain why appropriate work has not been done to bring this hotel up to by-law standards and show cause why his business license should not be cancelled.

FOR COUNCIL ACTION SEE PAGE(S) 394

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